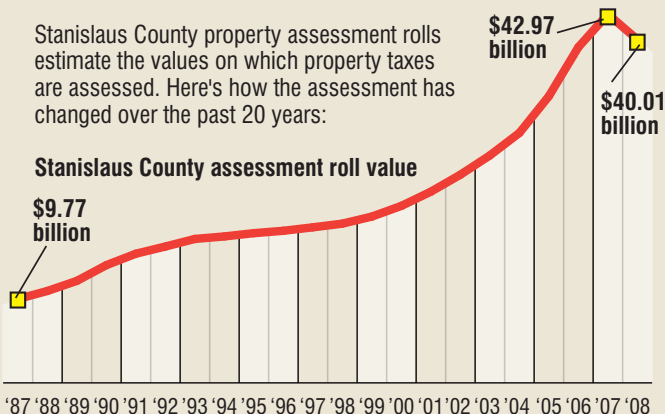


HOMEOWNERS GET A BREAK

ASSESSED VALUE OF ALL PROPERTY IN COUNTY

Stanislaus County property assessment rolls estimate the values on which property taxes are assessed. Here's how the assessment has changed over the past 20 years:



	Taxable Value Decline		Taxable Value Decline
Stanislaus Co.	6.87%	Oakdale	6.68%
Ceres	11.34%	Patterson	22.50%
Hughson	10.36%	Riverbank	13.26%
Modesto	8.14%	Turlock	5.54%
Newman	19.83%	Waterford	12.86%

Lower property assessments mean lower property taxes

- Homes that had assessed values and property taxes reduced: 42,939
- Average decrease in assessed value: \$122,000
- Percent of homes with reduced assessments and taxes: 43 percent
- Average decrease in annual property taxes: \$1,220

Source: Stanislaus County assessor